

CH

## ZONING CHANGE REVIEW SHEET

**CASE:** C14-2012-0016 Estates of Travis Country

**P.C. DATE:** 03/13/12, 04/10/12, 04/24/12  
05/06/12, 05/22/12

**ADDRESS:** 4806 ½ Trail West Drive

**AREA:** 12.45 acres

**APPLICANT:** Austin Independent School District (Paul Turner)

**AGENT:** Jim Bennett Consulting (Jim Bennett)

**NEIGHBORHOOD PLAN AREA:** Oak Hill

**CAPITOL VIEW:** No

**T.I.A.:** No.

**WATERSHED:** Barton Creek/Barton Springs Zone

**DESIRED DEVELOPMENT ZONE:** No

**ZONING FROM:** P-NP, Public, Neighborhood Plan.

**ZONING TO:** SF-2-NP, Single Family Residential, Standard Lot, Neighborhood Plan.

**SUMMARY STAFF RECOMMENDATION:**

Staff recommends SF-2-NP, Single Family Residential, Standard Lot, Neighborhood Plan.

**PLANNING COMMISSION RECOMMENDATION:**

**ENVIRONMENTAL BOARD RECOMMENDATION:**

This case was sent to the Environmental Board for their review by the Planning Commission on March 13<sup>th</sup>. The Environmental Board at their regularly scheduled meeting of April 4<sup>th</sup> voted to postpone the case so that city staff from Environmental Resource Management could visit the property and submit to the Environmental Board a written assessment of the possibility of any Critical Environmental Features on the property. The City performed an on site visit of the property and prepared a written assessment (see attached) of the property that concluded that there were no Critical Environmental Features present on the property. The Environmental Board at their regularly scheduled meeting of May 2<sup>nd</sup>, voted 4-2 to recommend that the property remain undeveloped. (See attached motion sheet)

**DEPARTMENT COMMENTS:**

This case is a request for a zone change from P, Public to SF-2, Single Family Residence, Standard Lot District zoning. This tract of land is Lot 60, Block 6 of the Trailwood Villages 2 at Travis Country subdivision that was platted in 1978. The property is approximately twelve acres and was donated to the Austin Independent School District (AISD) and was intended to be developed as a future school site and remains undeveloped to this day, over thirty years later. AISD has since deemed the lot too small to accommodate a school and has put the property up for sale. The agent for AISD, Independent Realty is proposing to develop the property with not more than 12 single family lots, with a minimum square footage of 8,000 square feet. The agent is proposing to donate the remainder of the property to the Travis Country HOA as open space/green belt.

C11/2

Under Ordinance No. 20060216-045 (see attached) AISD could develop the property with fifty percent (50%) impervious cover. The development proposal submitted by the applicant will comply with all Barton Springs Zone/SOS regulations and not exceed fifteen percent (15%) impervious cover. The "Section Declaration of Covenants, Conditions and Restrictions – Trailwood Village Two at Travis Country" filed at the Travis County Courthouse in Volume 6,578, Page 1,059 on page three under Section 2. Land Use, it states as follows:

"Section 2.01. Lot 60, Block "6", is designated as a site upon which construction and development of a public school shall be permitted. Should said site not be developed as a public school, or should such use ever be terminated, it is the intent of the Declarant that such lot should be restricted to single family residence use." (see attached) In keeping with the direction of the Covenants, Conditions and Restrictions of Trailwood Village Two at Travis Country and the zoning principals of what is fair and reasonable, compatible and consistent, the granting of SF-2, Single Family Residence, Standard Lot District zoning for this tract of land would be in keeping with the SF-2 zoning to the north, south, east and west. There is a valid petition filed against this zone change request.

**BASIS FOR RECOMMENDATION:**

1. *Zoning changes should promote compatibility with adjacent and nearby uses.*

Granting SF-2-NP would be in keeping with the SF-2 zoning on all four sides of this property.

**EXISTING ZONING AND LAND USES:**

	ZONING	LAND USES
SITE	P-NP	Undeveloped
NORTH	SF-2-NP	Single family residential
SOUTH	SF-2-NP	Single family residential
EAST	SF-2-NP	Single family residential
WEST	SF-2-NP	Single family residential

**CASE HISTORIES:**

CASE NUMBER	REQUEST	PLANNING COMMISSION	CITY COUNCIL
No recent histories			

**NEIGHBORHOOD ORGANIZATION:**

- Austin Neighborhoods Council
- Oak Hill Trails Association
- Old West Austin Neigh. Assoc.

**SCHOOLS:**

Oak Hill Elementary School, O'Henry Middle School, Austin High School

C11<sup>3</sup>  
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### **SITE PLAN:**

Site plans will be required for any new development other than single-family or duplex residential.

Any development which occurs in an SF-6 or less restrictive zoning district which is located 540-feet or less from property in an SF-5 or more restrictive zoning district will be subject to compatibility development regulations.

### **TRANSPORTATION:**

No additional right-of-way is needed at this time.

A traffic impact analysis was not required for this case because the traffic generated by the proposed zoning does not exceed the threshold of 2,000 vehicle trips per day. [LDC, 25-6-113]

Existing Street Characteristics:

Name	ROW	Pavement	Class	Sidewalk?	Bus Route?	Bike Route?
Trail West Drive	60	40	Collector	No	No	No
Fawn Run	50	28	Local	No	No	No
Knob Oak Lane	50	28	Local	No	No	No

### **ENVIRONMENTAL:**

- 1) This site is located over the Edwards Aquifer Recharge Zone. The site is in the Barton Creek Watershed of the Colorado River Basin, which is classified as a Barton Springs Zone (BSZ) watershed. It is in the Drinking Water Protection Zone.
- 2) Project applications at the time of this report are subject to the SOS Ordinance that allows 15% impervious cover in the recharge zone, 20% impervious cover in the Barton Creek watershed and 25% impervious cover in the Contributing zone. This tract lies in the recharge zone.
- 3) According to flood plain maps, there is no flood plain within the project location. However, a portion of the property is located within the Water Quality Transition Zone.
- 4) The site is located within the endangered species survey area.
- 5) Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.
- 6) Numerous trees will likely be impacted with a proposed development associated with this rezoning case. Please be aware that an approved rezoning status does not eliminate a proposed development's requirements to meet the intent of the tree ordinances. If further explanation or specificity is needed, please contact the City Arborist at 974-1876. At this time, site specific information is unavailable regarding other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.
- 7) Under current watershed regulations, development or redevelopment on this site will be subject to providing structural sedimentation and filtration basins with increased capture volume and 2 year detention. Runoff from the site is required to comply with pollutant load restrictions as specified in LDC Section 25-8-514.

C11/4

- 8) At this time, no information has been provided as to whether this property has any preexisting approvals which would preempt current water quality or Code regulations.

**CITY COUNCIL DATE:** April 26th, 2012

**ACTION:**

**ORDINANCE READINGS:**

1<sup>ST</sup>

2<sup>ND</sup>

3<sup>RD</sup>

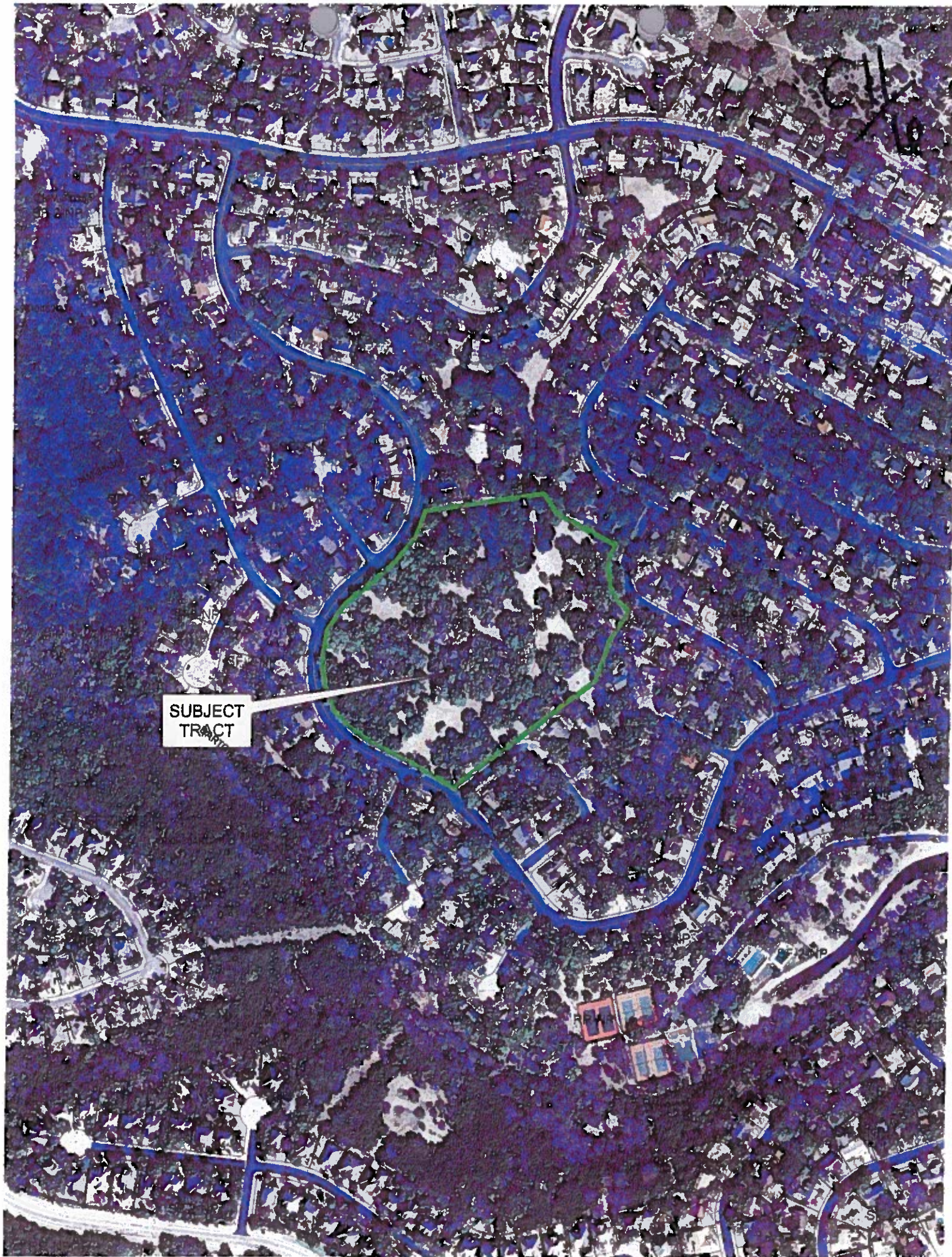
**ORDINANCE NUMBER:**

**CASE MANAGER:** Clark Patterson  
Clark.patterson@ci.austin.tx.us

**PHONE:** 974-7691

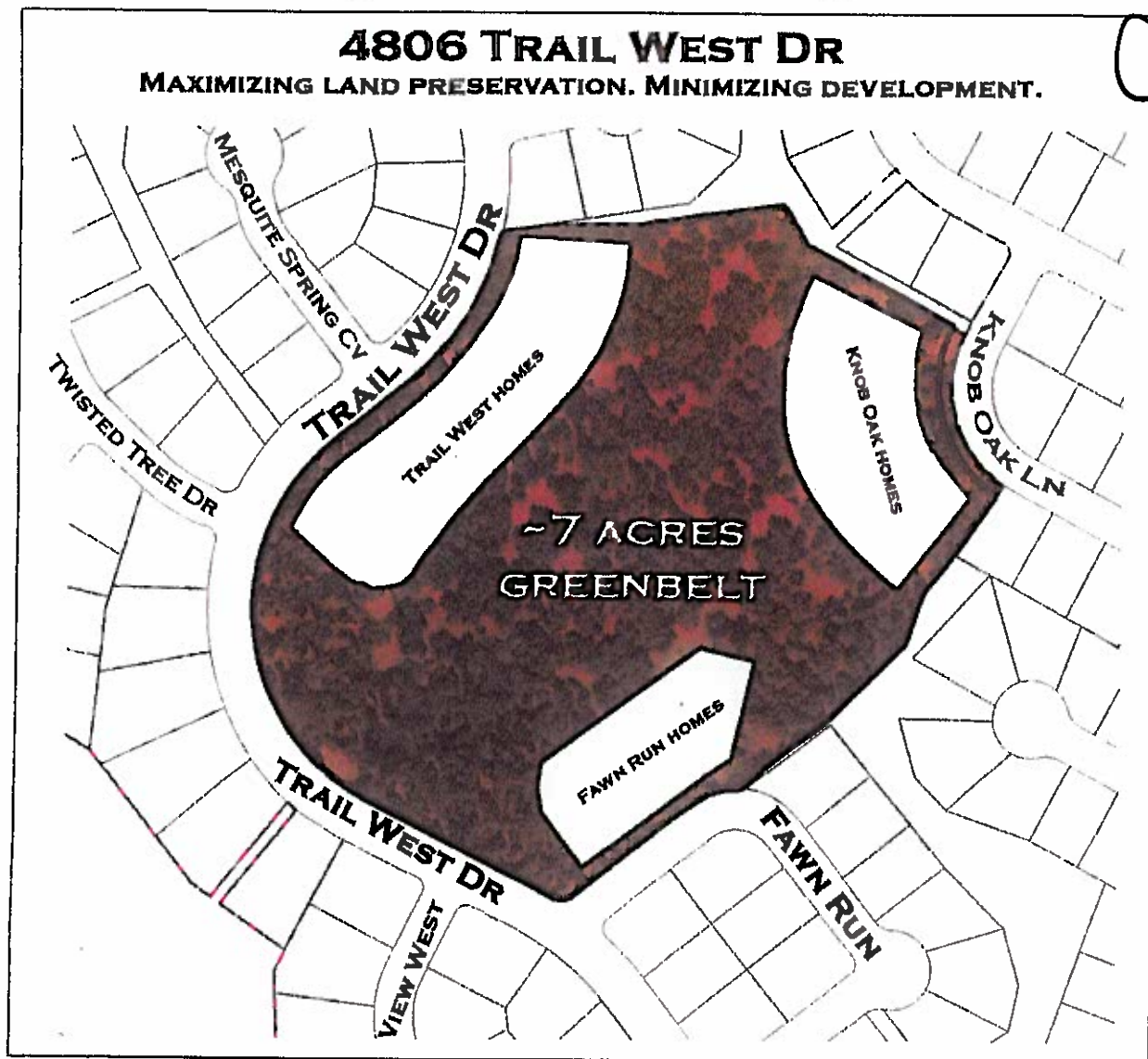






SUBJECT  
TRACT





- **Minimize** development (place only ~11 lots on the periphery of the property).
- **Maximize** natural land preservation ( ~7 acres of native prairie in the center of the land).
- Maintain and **improve interconnectivity** with existing community greenbelt trails.
- **Preserve surrounding home values** with SF2 zoning to stay with character of the neighborhood (existing is SF2).
- **No** new streets to be cut in the land, **no** heavy construction/excavation needed.
- **No** concrete pond(s). Would like to implement linear water features.
- **No** significant/measurable traffic impact on existing neighborhood.
- **Planned** lot sizes of ~15,000 square feet (0.34 acres).
- **Donate ~7 acres** to Travis Country HOA/NPAT for community use and enjoyment.
- **Envision** working with community to clean up/prune trees and **create** walking trails from decomposed granite through the property.



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## ENVIRONMENTAL BOARD MOTION FORM

Date: May 2, 2012

Motion by: Robin Gary

Agenda Item: 3a

Seconded by: Jennifer Walker

Subject: Estates at Travis Country Ct4-2012-0016

Planning Commission asking for the Environmental Board's review of (Zoning) P-NP to SF 2-NP

Motion: ☐ Approval ☐ Approve with conditions ☒ Disapproval ☐ Consent ☐ Postponement

### Recommendation:

Given cursory site investigations by City of Austin-Watershed Protection Department geologists, known surface geology and karstic topography, high quality native vegetation, and presence of a diverse set of high quality trees, the Environmental Board recommends that surplus Austin Independent School District (AISD) lots located at 4806-1/2 Trail West Drive optimally remain as undeveloped open space.

**DRAFT**

### Rationale

A full geologic site assessment has not been performed, but dye tracing from nearby recharge features indicate this area is likely very connected to the groundwater system.

The geologic units present at the surface suggest there is a high likelihood of substantial connectivity to the groundwater system. The neighborhood has indicated a strong desire to purchase the land from AISD and keep it as undeveloped open space. Given that the neighborhood was built prior to SOS impervious cover limitations took affect, purchasing the property as a community can help lessen the impact their current house footprints have on the groundwater system. Collaborating with AISD and the neighborhood group poses a unique opportunity to preserve a lot that does not meet WQPL criteria, but could help offset the impervious cover percentages in Travis Country and maintain high quality recharge to the aquifer which is in line with the City of Austin mission.

Vote:	CONSENTING	DISSENTING	ABSTAINING	ABSENT
Mary Gay Maxwell, Chair	(✓)	( )	( )	( )
James Schissler, P. E.	( )	(✓)	( )	( )
Jennifer Walker	(✓)	( )	( )	( )
J. Robert Anderson	( )	(✓)	( )	( )
Mary Ann Neely	( )	( )	( )	(✓)
Robin Gary	(✓)	( )	( )	( )
Marisa Perales	(✓)	( )	( )	( )

Chair Sign Off \_\_\_\_\_



THE STATE OF TEXAS  
COUNTY OF TARRANT

[illegible]

ATLAS 2000, there are three phases below

THE UNIVERSITY OF CHICAGO PRESS

*[Signature]*  
James F. Patterson  
Vice-President  
1400 Laredo St.  
Austin, Texas 78701

*John D. ...*

התאחדות המורים והמורות

Therapeutic  
Asthma, Cough, Wheezing, etc.  
Asthma, Cough, Wheezing, etc.  
Asthma, Cough, Wheezing, etc.

DeCoureys Kelley  
DeCoureys Kelley - Secretary

785 9727) OF 241:3  
-331:21 OF 281:12

[illegible]

MADE AT THE NEW YORK OFFICE, THIS 2nd day of April, 1921, I.O.

ALL INFORMATION CONTAINED  
HEREIN IS UNCLASSIFIED

Report of the defendant author, a writer, while in and from Santa Cruz, Texas, on the day personally interviewed by Agent, on 10/10/54, in which the author stated that he was in substance in the foregoing statement of writing and he stated that he was the one who prepared the story for the magazine and conclusions therein expressed and in the article, herein set forth.

WITNESSES: NAME AND STATE OF OFFICE, date the 8th day of June, 1943, A.D.

6470170 - 25:115-774

13, 1978

RECEIVED AND ENTERED FOR RECORD AT THE PLANNING COMMISSION, CITY OF ALBANY, ON THE 13th of June 1964. A.D.

*William H. Stoll*  
ACTING SECRETARY

FILED FOR RECORD AT 4/20/68 R  
Mike Kilgore

THE STATE OF TEXAS  
COUNTY OF TRAVIS

I, Paula Thompson, Clerk of the County Court, within and for the County and State aforesaid, do hereby certify  
 that the foregoing is a true and correct copy of the original of which is on file in my office, on the 5th day of July, 1917, A.D., at St. Louis, Mo., and duly recorded on the 5th day of July, 1917, A.D., in the 343-274-395 of the Clerk's Records of said County and State in this Book.

1 RETURN BY MAIL (N) STATE OF THE COUNTY COURT OF SAID COUNTY the date last written, above

Mike Kilgore

I, Earle Montgomery, Clerk of Trade Court, Ocean, do hereby certify that on the 29th day of October, 1928, A.D., the United States Court of Trade and Commerce, Ocean, passed an order authorizing the filing for record of the Map and that said order has been duly entered in the minutes of said Court in Book 1, Page 515.

NOTED BY THE LAP SEAL OF OFFICE THIS THE 5th day of August, 1971, A.D.

John Doe  
FBI/DOJ

[illegible]

1. That said Defendant, as authorized under the laws of the State of Texas, to practice the profession of Engineering and Surveying, certifies that this plan conforms with Chapter 651 of the Local City Code; to true and correct and no measure taken to this date, of the project, made under its supervision on the ground.

2018-2019

No lot in this subdivision shall be occupied until connected to a public water system and until connected to an approved waste water system meeting the requirements of the State Health Department.

\_\_\_\_\_ 5-17-68

The person upon whom the face of this plat will be found is for the benefit of the County, Community, Service Association, Inc. in accordance with the restrictive covenants recorded in Volume 1467 at Page 758 of the Deed Records of Travis County, Texas.

NOTE:

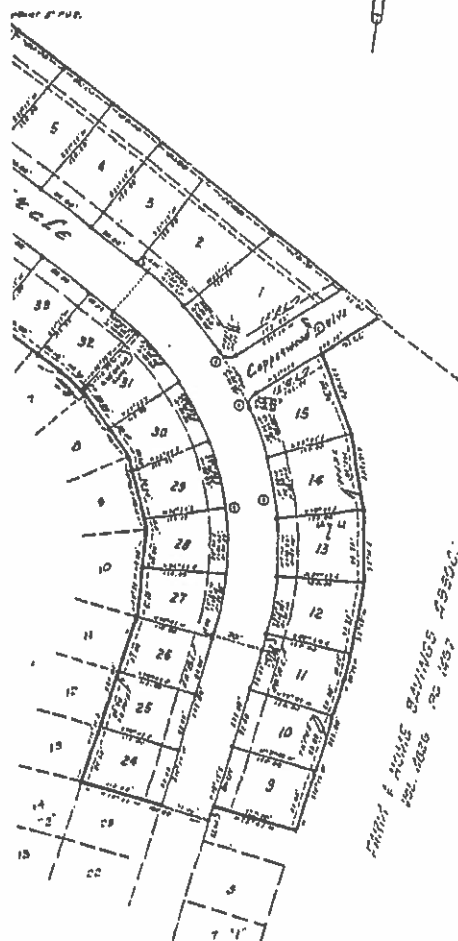
100 year flood is contained within the limits of easements as shown herein. All drainage originates on site all floor slabs will be constructed at least one foot above drainage way and fitting such on-site generated storm water.

H. W. Curlington  
Registered Professional Engineer

CA-73-197

MR. CAINE  
6 Pg. 122

Scale 1"=100'

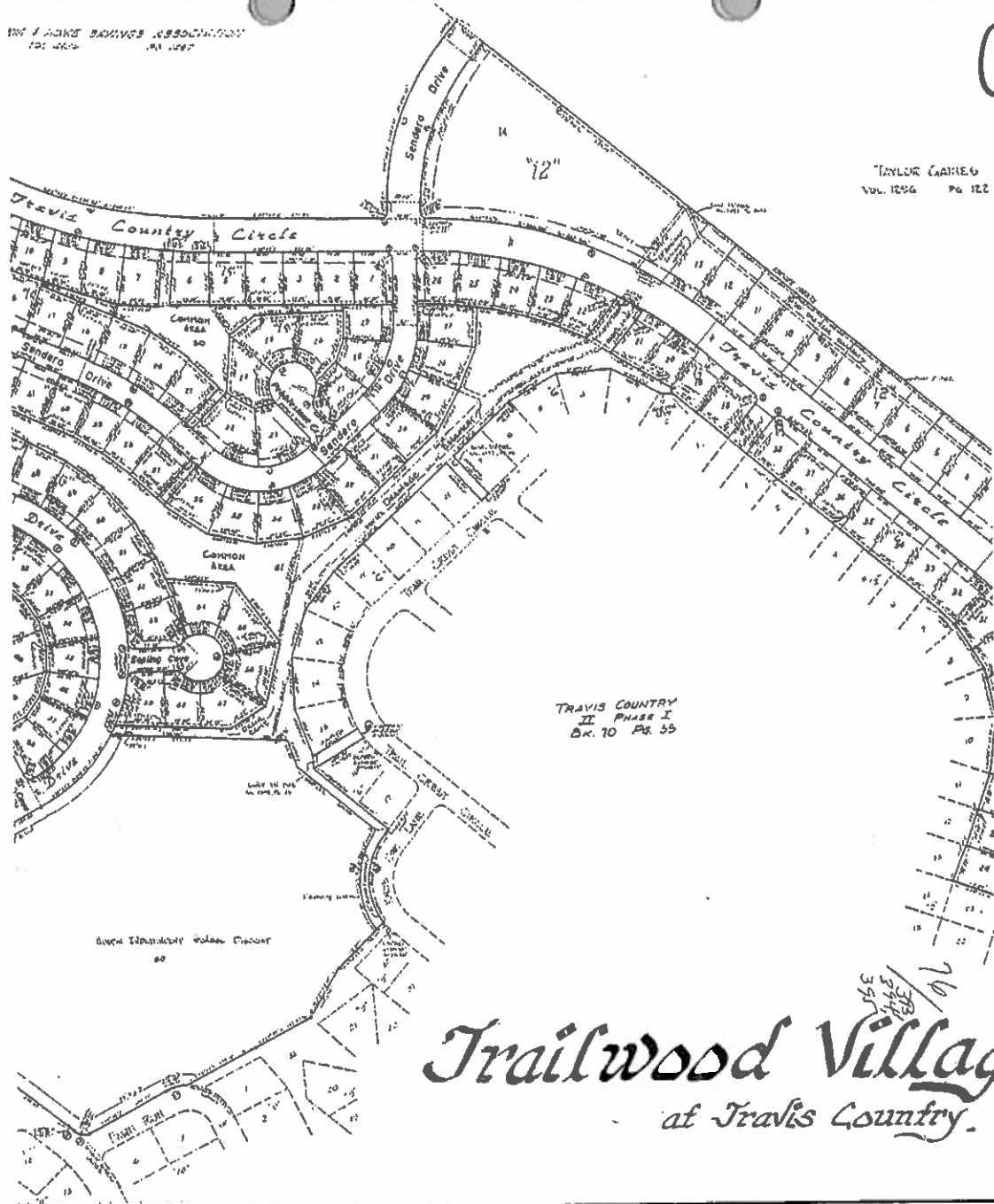


Page Two

THE FARMER SAVINGS ASSOCIATION  
101-1016 101-1017

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TAYLOR GAINES  
VOL. 1256 Pg. 122



# Trailwood Village

at Travis Country.

1. Both sides of Travis Country Circle.
2. Both sides of Sanders Drive.
3. Both sides of Sanders Drive north of Travis Country Circle.
4. Both sides of Trailbeck Drive.
5. East side of Twisted Tree Drive.
6. West side of Copperwood Drive.
7. East side of Twisted Tree Cove.
8. East side of Mesquite Spring Cove.
9. West side of Sanders Country Circle.
10. South side of Sapling Cove.
11. South side of Split Cedar Cove.
12. East side of High Meadow.

### LEGEND

- \* Iron Pin Found  
 0 Iron Pin Set  
 8 Conc Monument Found  
 6 Conc Monument Set  
 32 Building Line  
 PUE Public Utility Easement

CURVE DATA

	1	2	3	4	5	6	7	8	9	10	11	12
2-	70.000	104.433	4.5303	47.727	3.0733	3.6733	3.6733	3.5778	3.5778	3.5778	2.9644	2.9644
3-	100.000	150.000	15.0000	75.000	5.0000	6.0000	6.0000	5.8333	5.8333	5.8333	4.7619	4.7619
4-	150.000	225.000	22.5000	112.500	7.5000	9.0000	9.0000	8.6667	8.6667	8.6667	7.1429	7.1429
5-	200.000	300.000	30.0000	150.000	10.0000	12.0000	12.0000	11.5556	11.5556	11.5556	9.5238	9.5238
6-	250.000	375.000	37.5000	187.500	12.5000	15.0000	15.0000	14.4444	14.4444	14.4444	11.9048	11.9048
7-	300.000	450.000	45.0000	225.000	15.0000	18.0000	18.0000	17.2222	17.2222	17.2222	14.2857	14.2857
8-	350.000	525.000	52.5000	262.500	17.5000	21.0000	21.0000	19.9524	19.9524	19.9524	16.6667	16.6667
9-	400.000	600.000	60.0000	300.000	20.0000	24.0000	24.0000	22.8571	22.8571	22.8571	19.0476	19.0476
10-	450.000	675.000	67.5000	337.500	22.5000	27.0000	27.0000	25.7143	25.7143	25.7143	21.4286	21.4286
11-	500.000	750.000	75.0000	375.000	25.0000	30.0000	30.0000	28.5714	28.5714	28.5714	23.8095	23.8095
12-	550.000	825.000	82.5000	412.500	27.5000	33.0000	33.0000	31.4286	31.4286	31.4286	26.1905	26.1905
13-	600.000	900.000	90.0000	450.000	30.0000	36.0000	36.0000	34.2857	34.2857	34.2857	28.5714	28.5714
14-	650.000	975.000	97.5000	487.500	32.5000	39.0000	39.0000	37.1429	37.1429	37.1429	30.9524	30.9524
15-	700.000	1050.000	105.0000	525.000	35.0000	42.0000	42.0000	40.0000	40.0000	40.0000	33.3333	33.3333
16-	750.000	1125.000	112.5000	562.500	37.5000	45.0000	45.0000	42.8571	42.8571	42.8571	35.7143	35.7143
17-	800.000	1200.000	120.0000	600.000	40.0000	48.0000	48.0000	45.7143	45.7143	45.7143	38.0952	38.0952
18-	850.000	1275.000	127.5000	637.500	42.5000	51.0000	51.0000	48.5714	48.5714	48.5714	40.4762	40.4762
19-	900.000	1350.000	135.0000	675.000	45.0000	54.0000	54.0000	51.4286	51.4286	51.4286	42.8571	42.8571
20-	950.000	1425.000	142.5000	712.500	47.5000	57.0000	57.0000	54.2857	54.2857	54.2857	45.2381	45.2381
21-	1000.000	1500.000	150.0000	750.000	50.0000	60.0000	60.0000	57.1429	57.1429	57.1429	47.6190	47.6190
22-	1050.000	1575.000	157.5000	787.500	52.5000	63.0000	63.0000	60.0000	60.0000	60.0000	50.0000	50.0000
23-	1100.000	1650.000	165.0000	825.000	55.0000	66.0000	66.0000	62.8571	62.8571	62.8571	52.3809	52.3809
24-	1150.000	1725.000	172.5000	862.500	57.5000	69.0000	69.0000	65.7143	65.7143	65.7143	54.7619	54.7619
25-	1200.000	1800.000	180.0000	900.000	60.0000	72.0000	72.0000	68.5714	68.5714	68.5714	57.1429	57.1429
26-	1250.000	1875.000	187.5000	937.500	62.5000	75.0000	75.0000	71.4286	71.4286	71.4286	59.5238	59.5238
27-	1300.000	1950.000	195.0000	975.000	65.0000	78.0000	78.0000	74.2857	74.2857	74.2857	61.9048	61.9048
28-	1350.000	2025.000	202.5000	1012.500	67.5000	81.0000	81.0000	77.1429	77.1429	77.1429	64.2857	64.2857
29-	1400.000	2100.000	210.0000	1050.000	70.0000	84.0000	84.0000	80.0000	80.0000	80.0000	66.6667	66.6667
30-	1450.000	2175.000	217.5000	1087.500	72.5000	87.0000	87.0000	82.8571	82.8571	82.8571	69.0476	69.0476
31-	1500.000	2250.000	225.0000	1125.000	75.0000	90.0000	90.0000	85.7143	85.7143	85.7143	71.4286	71.4286
32-	1550.000	2325.000	232.5000	1162.500	77.5000	93.0000	93.0000	88.5714	88.5714	88.5714	73.8095	73.8095
33-	1600.000	2400.000	240.0000	1200.000	80.0000	96.0000	96.0000	91.4286	91.4286	91.4286	76.1905	76.1905
34-	1650.000	2475.000	247.5000	1237.500	82.5000	99.0000	99.0000	94.2857	94.2857	94.2857	78.5714	78.5714
35-	1700.000	2550.000	255.0000	1275.000	85.0000	102.0000	102.0000	97.1429	97.1429	97.1429	80.9524	80.9524
36-	1750.000	2625.000	262.5000	1312.500	87.5000	105.0000	105.0000	100.0000	100.0000	100.0000	83.3333	83.3333
37-	1800.000	2700.000	270.0000	1350.000	90.0000	108.0000	108.0000	102.8571	102.8571	102.8571	85.7143	85.7143
38-	1850.000	2775.000	277.5000	1387.500	92.5000	111.0000	111.0000	105.7143	105.7143	105.7143	88.0952	88.0952
39-	1900.000	2850.000	285.0000	1425.000	95.0000	114.0000	114.0000	108.5714	108.5714	108.5714	90.4762	90.4762
40-	1950.000	2925.000	292.5000	1462.500	97.5000	117.0000	117.0000	111.4286	111.4286	111.4286	92.8571	92.8571
41-	2000.000	3000.000	300.0000	1500.000	100.0000	120.0000	120.0000	114.2857	114.2857	114.2857	95.2381	95.2381
42-	2050.000	3075.000	307.5000	1537.500	102.5000	123.0000	123.0000	117.1429	117.1429	117.1429	97.6190	97.6190
43-	2100.000	3150.000	315.0000	1575.000	105.0000	126.0000	126.0000	120.0000	120.0000	120.0000	100.0000	100.0000
44-	2150.000	3225.000	322.5000	1612.500	107.5000	129.0000	129.0000	122.8571	122.8571	122.8571	102.3809	102.3809
45-	2200.000	3300.000	330.0000	1650.000	110.0000	132.0000	132.0000	125.7143	125.7143	125.7143	104.7619	104.7619
46-	2250.000	3375.000	337.5000	1687.500	112.5000	135.0000	135.0000	128.5714	128.5714	128.5714	107.1429	107.1429
47-	2300.000	3450.000	345.0000	1725.000	115.0000	138.0000	138.0000	131.4286	131.4286	131.4286	109.5238	109.5238
48-	2350.000	3525.000	352.5000	1762.500	117.5000	141.0000	141.0000	134.2857	134.2857	134.2857	111.9048	111.9048
49-	2400.000	3600.000	360.0000	1800.000	120.0000	144.0000	144.0000	137.1429	137.1429	137.1429	114.2857	114.2857
50-	2450.000	3675.000	367.5000	1837.500	122.5000	147.0000	147.0000	140.0000	140.0000	140.0000	116.6667	116.6667
51-	2500.000	3750.000	375.0000	1875.000	125.0000	150.0000	150.0000	142.8571	142.8571	142.8571	119.0476	119.0476
52-	2550.000	3825.000	382.5000	1912.500	127.5000	153.0000	153.0000	145.7143	145.7143	145.7143	121.4286	121.4286
53-	2600.000	3900.000	390.0000	1950.000	130.0000	156.0000	156.0000	148.5714	148.5714	148.5714	123.8095	123.8095
54-	2650.000	3975.000	397.5000	1987.500	132.5000	159.0000	159.0000	151.4286	151.4286	151.4286	126.1905	126.1905
55-	2700.000	4050.000	405.0000	2025.000	135.0000	162.0000	162.0000	154.2857	154.2857	154.2857	128.5714	128.5714
56-	2750.000	4125.000	412.5000	2062.500	137.5000	165.0000	165.0000	157.1429	157.1429	157.1429	130.9524	130.9524
57-	2800.000	4200.000	420.0000	2100.000	140.0000	168.0000	168.0000	160.0000	160.0000	160.0000	133.3333	133.3333
58-	2850.000	4275.000	427.5000	2137.500	142.5000	171.0000	171.0000	162.8571	162.8571	162.8571	135.7143	135.7143
59-	2900.000	4350.000	435.0000	2175.000	145.0000	174.0000	174.0000	165.7143	165.7143	165.7143	138.0952	138.0952
60-	2950.000	4425.000	442.5000	2212.500	147.5000	177.0000	177.0000	168.5714	168.5714	168.5714	140.4762	140.4762
61-	3000.000	4500.000	450.0000	2250.000	150.0000	180.0000	180.0000	171.4286	171.4286	171.4286	142.8571	142.8571
62-	3050.000	4575.000	457.5000	2287.500	152.5000	183.0000	183.0000	174.2857	174.2857	174.2857	145.2381	145.2381
63-	3100.000	4650.000	465.0000	2325.000	155.0000	186.0000	186.0000	177.1429	177.1429	177.1429	147.6190	147.6190
64-	3150.000	4725.000	472.5000	2362.500	157.5000	189.0000	189.0000	180.0000	180.0000	180.0000	150.0000	150.0000
65-	3200.000	4800.000	480.0000	2400.000	160.0000	192.0000	192.0000	182.8571	182.8571	182.8571	152.3809	152.3809
66-	3250.000	4875.000	487.5000	2437.500	162.5000	195.0000	195.0000	185.7143	185.7143	185.7143	154.7619	154.7619
67-	3300.000	4950.000	495.0000	2475.000	165.0000	198.0000	198.0000	188.5714	188.5714	188.5714	157.1429	157.1429
68-	3350.000	5025.000	502.5000	2512.500	167.5000	201.0000	201.0000	191.4286	191.4286	191.4286	159.5238	159.5238
69-	3400.000	5100.000	510.0000	2550.000	170.0000	204.0000	204.0000	194.2857	194.2857	194.2857	161.9048	161.9048
70-	3450.000	5175.000	517.5000	2587.500	172.5000	207.0000	207.0000	197.1429	197.1429	197.1429	164.2857	164.2857
71-	3500.000	5250.000	525.0000	2625.000	175.0000	210.0000	210.0000	200.0000	200.0000	200.0000	166.6667	166.6667
72-	3550.000	5325.000	532.5000	2662.500	177.5000	213.0000	213.0000	202.8571	202.8571	202.8571	169.0476	169.0476
73-	3600.000	5400.000	540.0000	2700.000	180.0000	216.0000	216.0000	205.7143	205.7143	205.7143	171.4286	171.4286
74-	3650.000	5475.000	547.5000	2737.500	182.5000	219.0000	219.0000	208.5714	208.5714	208.5714	173.8095	173.8095
75-	3700.000	5550.000	555.0000	2775.000	185.0000	222.0000	222.0000	211.4286	211.4286	211.4286	176.1905	176.1905
76-	3750.000	5625.000	562.5000	2812.500	187.5000	225.0000	225.0000	214.2857	214.2857	2		

NOTE  
Administrative Reservations shall not  
apply to lot 60 since it is



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**ORDINANCE NO. 20060216-045**

**AN ORDINANCE ADOPTING AMENDMENTS TO THE SCHOOL DISTRICT LAND DEVELOPMENT STANDARDS AGREEMENT BETWEEN THE CITY OF AUSTIN AND THE AUSTIN INDEPENDENT SCHOOL DISTRICT, INCLUDING AMENDMENTS THAT APPLY TO SCHOOLS IN THE BARTON SPRINGS ZONE.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1. FINDINGS.**

- (A) The City and the Austin Independent School District ("School District") entered into that certain School District Land Development Standards Agreement on September 22, 1994 ("Original Agreement"), in accordance with Section 212.902 of the Texas Local Government Code.
- (B) The City and the School District amended and restated the Original Agreement in February 1997.
- (C) The City and the School District desire to further amend the standards that are applicable to the development of schools by executing the Second Amendment to the School District Land Development Standards Agreement ("Second Amendment"), attached to this ordinance and incorporated for all purposes as Exhibit A.
- (D) Some of the provisions of the Second Amendment affect development of schools in the Barton Springs Zone and amend Chapter 25-8, Article 12 (*Save Our Springs Initiative*) as it applies to those schools.

**PART 2. APPROVAL OF AGREEMENT.**

The Council approves the Second Amendment to the School District Land Development Standards Agreement, including the provisions that amend Chapter 25-8, Article 12 (*Save Our Springs Initiative*) as it applies to schools in the Barton Springs Zone, and directs the City Manager to execute the Second Amendment on behalf of the City.

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EXHIBIT "B"

SCHOOL SITES SUBJECT TO SECTION 3.1.A.3.b.

School Site Number One

Intentionally Deleted

School Site Number Two (Travis Country Site)

Tract of land consisting of approximately 13.42 acres out of a certain 705.75 acre tract being out of the J. Trammel Survey No. 4, the E. Barton Survey No. 8, the E. Jenkins Survey No. 9; and the C. Arnold Survey No. 78 in Travis County, Texas being more fully described by deed of record in Volume 4046, Page 1490 of the Real Property Records of Travis County Texas; the said 13.42 acres being Lot 63, Block "6" of the Travis Country Section Two, Phase Two Subdivision.

Impervious cover limit: 50% of the net site area.

School Site Number Three (Village at Western Oaks Site)

Tract of land consisting of approximately 14.24 acres, described as Lot 38, Block A in the Village at Western Oaks, Section 28 and 29, approved preliminary subdivision plan #C8-84058.09.

Impervious cover limit: 50% of the net site area.

School Site Number Four (Boone Elementary)

Tract of land consisting of approximately 12.055 acres out of the Thomas Anderson League Survey #17, and also being out of a 14.11 acre tract as conveyed to A.I.S.D. by Deed recorded in Volume 5031, Page 1294, Deed Records of Travis County, Texas.

Impervious cover limit: 31% of the net site area.

School Site Number Five (Kiker Elementary)

Tract of land consisting of 11.727 acres, more or less, out of the Samuel Hamilton Survey No. 16, in Travis County, Texas, being more particularly described in a Special Warranty Deed from Circle C Development Joint Venture to Austin Independent School District, recorded in Volume 11278, Page 1333, Real Property Records of Travis County, Texas.

Impervious cover limit: 38% of the net site area.

THE STATE OF TEXAS  
COUNTY OF TRAVIS

§  
§

KNOW ALL MEN BY THESE PRESENTS:

EX-10-7-10- 2245 # 2200

SECTION DECLARATION  
OF COVENANTS, CONDITIONS AND RESTRICTIONS

TRAILWOOD VILLAGE TWO

AT TRAVIS COUNTRY

2-02-5831

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THAT WHEREAS, FARM & HOME SAVINGS ASSOCIATION, a Texas corporation, authorized to do business in Texas, hereinafter referred to as "DECLARANT", is the Owner of all of the lots, except Lots 60 and 61, Block 6, Lot 48, Block 13 and Lot 30, Block 14, in TRAILWOOD VILLAGE TWO AT TRAVIS COUNTRY, a subdivision in Travis County, Texas, according to the map or plat of record in Volume 76, Pages 393-395, of the Travis County Plat Records; and,

WHEREAS, THE AUSTIN INDEPENDENT SCHOOL DISTRICT, is the Owner of Lot 60, Block 6, of said subdivision; and,

WHEREAS, TRAVIS COUNTRY COMMUNITY SERVICE ASSOCIATION, a Texas non-profit corporation is the Owner of Lot 61, Block 6, Lot 48, Block 13, and Lot 30, Block 14 of said subdivision and is executing this Section Declaration only insofar as it is binding upon said Lot 61, Block 6, Lot 48, Block 13 and Lot 30, Block 14 as Common Area and for no other reason or purpose; and,

WHEREAS, as modified and amended by this Section Declaration, the lots in TRAILWOOD VILLAGE TWO AT TRAVIS COUNTRY will be subject to the Declaration of Covenants, Conditions and Restrictions dated November 1, 1972, and recorded in Volume 4487, Page 735, of the Deed Records of Travis County, Texas, herein called the "Basic Declaration"; and,

WHEREAS, Declarant desires to adopt certain restrictions for TRAILWOOD VILLAGE TWO AT TRAVIS COUNTRY, as shown on the map or plat of record in Volume 76, Pages 393-395, Plat Records of Travis County, Texas; NOW, THEREFORE,

W I T N E S S E T H:

For and in consideration of the mutual benefits to the Declarant and future owners of lots in TRAILWOOD VILLAGE TWO AT TRAVIS COUNTRY, an addition in Travis County, Texas, as shown upon the map or plat of record in Volume 76, Pages 393-



c. Until deed is delivered by Declarant conveying a legal title to a lot to a Builder, the Declarant will have and exercise six (6) votes for each such lot.

SECTION 2. LAND USE

2.01. Lot 60, Block "6", is designated as a site upon which construction and development of a public school shall be permitted. Should said site not be developed as a public school, or should such use ever be terminated, it is the intent of the Declarant that such lot should be restricted to single family residence use.

2.02. Lot 61, Block "6", Lot 48, Block "13", and Lot 30, Block "14" are Common Area.

2.03. Lot 14, Block "12", is a site upon which commercial development in the nature of local retail sales and service oriented uses shall be permitted. Should said site not be developed for such commercial uses, or should such commercial uses ever be terminated on the entire site, then said tract shall be restricted to single family residence use.

2.04. Except for Lots 60 and 61, Block "6", Lot 14, Block "12", Lot 48, Block "13" and Lot 30, Block "14", all other lots in TRAILWOOD VILLAGE TWO AT TRAVIS COUNTRY shall be used for no other purpose than the site for one detached, Single Family Residence, not to exceed two-stories in height, together with an attached garage for not more than three cars; PROVIDED, HOWEVER, that the Declarant or its nominee or agent shall have the continuing right to maintain a sales office for so long as Declarant shall deem it necessary on any Single Family Residence lot in TRAILWOOD VILLAGE TWO AT TRAVIS COUNTRY, and no Builder, Owner, or the Association shall have standing to object to the maintenance or location of such office.

SECTION 3. RESUBDIVISION

By acceptance of a deed, or by acquiring any ownership interest in any real property included within TRAILWOOD VILLAGE TWO AT TRAVIS COUNTRY, each such Owner, for himself or itself, his heirs, personal representatives, successors, transferees and assigns, thereby grants unto the Architectural Committee a continuing POWER OF ATTORNEY authorizing the said Architectural Committee, acting through its duly authorized officers, to execute on behalf of each such Owner, any instrument necessary to vacate the plat of TRAILWOOD VILLAGE TWO AT TRAVIS COUNTRY recorded in Volume 76, Pages 393-395 of the Plat Records of Travis

# Austin Independent School District

Paul Turner  
Executive Director of Facilities



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February 2, 2012

City of Austin  
Planning and Development Review Department  
P.O. Box 1088  
Austin, Texas 78767

Attn: Greg Guernsey

Re: Agreement of Sale and Purchase ("Agreement") by and between Austin Independent School District ("AISD") as Seller and Independent Realty, LLC ("Independent Realty") as Purchaser – Lot 60, Block 6, Trailwood Village Two at Travis Country, a subdivision in Travis County, Texas, locally known as 4806 Trail West Drive, Austin, Texas (the "Property")

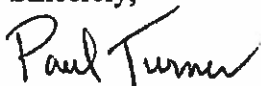
Dear Mr. Guernsey:

AISD is the current owner of the Property. Pursuant to AISD's Bid Package for the Sale of Real Property Located at 4806 Trail West Drive, Austin, Texas 78735, dated July 1, 2011, AISD has entered into the referenced Agreement for the sale of the Property to Independent Realty.

This letter confirms that AISD is aware that Independent Realty intends to take steps necessary to cause the Property to be rezoned from its current zoning designation of "P-NP" to the zoning designation "SF-2," which steps will include the filing of a Neighborhood Plan Amendment application and City of Austin application for zoning change and appearances as necessary at meetings of the City's Planning and Development Review Department, Planning Commission and City Council.

So long as the Agreement is in effect, AISD has no objection to Independent Realty pursuing the zoning change prior to the closing of the sale and purchase of the Property. AISD agrees to notify you if the Agreement is terminated for any reason.

Sincerely,

  
Paul Turner



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**City of Austin Environmental Summary for 12.45-acre Tract Located at 4806½ Trail West; Austin, Texas**

**April 16<sup>th</sup>, 2012**

**Scott E. Hiers, P.G.; Nico Hauwert; P.G., Ph.D., and Erin Wood**

**1.0 Purpose**

The purpose of this report is to summarize the environmental information for an undeveloped 12.45-acre tract located at 4806½ Trail West within the Travis Country Subdivision. The site is owned by the Austin Independent School District (AISD) and is currently proposed for rezoned from P-NP to SF2-NP - zoning case C14-2012-0016; Estates at Travis Country. This report is a review of existing information and no additional on-site assessment or investigation has been completed by City staff.

**2.0 Subject Area Location and Information**

The tract is in the Barton Creek watershed and completely within the Barton Spring Segment of Edwards Aquifer (Figure 1). The site is generally located north of Southwest Parkway and west of Loop 1 (MoPac). Sycamore Creek, a tributary to Barton Creek, is located approximately 340 feet southwest of the tract.

**3.0 Topography, Slopes and Drainage**

According to the City of Austin GIS, the elevation of the tract ranges from 726 to 736-feet above mean sea level (Figure 2). The topography is gently sloping to almost flat hillside with an average slope of 1.48%. The topographic high point of the property is located on the western side of the property. Surface water runoff has a radiating drainage pattern. The surface flow is direction from the north-northeast to the southeast and discharges into Sycamore Creek. No floodplain is located on this property according COA GIS. There is a fully developed 100-year floodplain along Sycamore Creek. This floodplain is located no closer than 250-feet from the property. A critical water quality zone and a water quality transition zone are located along Sycamore Creek. The critical water quality zone does not encroach onto the property. However, the water quality transition zone encroaches up to 200-feet on the southern end of the property. Development in the transition zone is limited to a fence that does not obstruct flood flows; public or private park, golf course, or open spaces, other than a parking lot; utility line crossing; an arterial street; and a minor drainage facilities or water quality controls that comply with the floodplain modification guidelines of the Environmental Criteria Manual.

**4.0 Groundwater**

The regional groundwater flow is toward the northeast. City of Austin/Barton Springs Edwards Aquifer Conservation District cooperative dye trace studies of Edwards Aquifer in this area indicate that the site is within the Cold Spring groundwater basin. The



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nearest known local springs occur along Barton Creek, which is 4,000-ft north-northeast of the site. The source areas of these relatively small springs are unknown. Dye injected in a well in Williamson Creek, about 1.6 miles south of this site, was recovered in the Travis County park well, about 1,000 ft east of this site as in well as Cold Springs to the northeast along on the south bank of the Colorado River (Hauwert, et al, 2004). From these observation, a groundwater flow path, the Cold Springs flow route, is interpreted to pass underground in the vicinity of this site.

### **5.0 Geology**

According to the Geologic Map of the Barton Springs Segment of the Edwards Aquifer the regional surface geology of the site is underlain by the Leached and Collapsed members and Kirschberg members of Edwards Group (Small, and others, 1996). The Kirschberg Evaporite member consisting of a crystalline limestone and chalky to pulverulitic mudstone is 65 to 70-ft thick and most of the cave development in the Barton Springs Recharge Zone occurs in this member (Small and others, 1996). The Leached and Collapsed members are 30 to 80-ft thick and generally consist of wackstone to mudstone. Cave development in the Leached and Collapsed member is typically occurring laterally with large room development (Small and others, 1996).

Faults are common geologic features in this area and are not necessarily recharge features, but are vertical planes of weakness and crushed rock that may favor preferential groundwater flow and cave development (Hauwert, 2009). Faults with large offsets are less common. The larger the offset, in general the more likely the fault will influence groundwater flow and cave development. Two faults are interpreted by Small and others (1996) to cross the site. Two faults are shown on site. One observed fault with a strike of about N 35° E bisects the property about 150-ft west of eastern property line. The Kirschberg member is on the upthrown block on the western side of fault and Leached and Collapsed members are on the downthrown block on eastern side (Figure 3). The fault displacement, the relative movement of the two sides of the fault, is roughly 100 ft. The second inferred fault is generally in the southeastern corner of the site and is within the Leached and Collapsed members. The fault has a strike of approximately N 5° W and is estimated to have about 20-ft of displacement.

### **6.0 Available Environmental Information**

No critical environmental features (CEFs), such as wetlands, rimrock, bluff, springs, and point recharge features have been identified on this the site, although no geologic assessment has been conducted by either the land owner, agent or the City of Austin. The nearest known significant karst feature is Seibert Cave, which is about 2,000-ft northeast of the site. Section 25-8-1 of the City Austin LDC defines CEFs as "features that are of critical importance to the protection of environmental resource".

Two City of Austin geologists; Nico Hauwert, P.G. and Scott Hiers, P.G. have randomly walked the site and encountered no open cave features on site. However, several filled features of interest have been identified. These features may or may not conceal a point recharge features. The location of these features is shown on Figure 4. Additional investigation and excavation of these features is warranted to determine if they are

significant recharge features, or not. This will occur during the development review process.

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On March 20, 2012, after approximately 2.5-inch rainfall event, City of Austin staff, Mike McDougal and Scott Hiers, completed a second cursory investigation of several depressions area to see if rapid infiltration of runoff was occurring on site. No signs of rapid infiltration were observed and water was ponded in all of the depression features visited. The clay fill within three of features was probed to depth of 1.5 to 2-ft below ground surface before rock substrate or boulder was encountered (Figure 5). This test is not definitive for identifying whether or not recharge features are present, since clay fill in an actual sinkhole could impede infiltration. The test is just a rough measure of minimum thickness of clay infilling. If future geologic and environmental assessments determine that these potential features are significant recharge features and critical environmental features as defined by the City Land Development Code, then the typical protective setback of 150-ft is required. It is possible other features are present on the site which have not been observed or investigated.

#### **7.0 Environmental Compliance and Required Assessments**

The site is currently owned by AISD and is subject to the City of Austin's Land Development Code except where modified by the City's Land Development Standards Agreement with AISD. The property was originally planned for an AISD elementary school. If developed by AISD as an elementary school, the agreement would have allowed 50 percent impervious cover net site area. However, the agreement would still require non-degradation water quality controls, no impervious cover in the water quality transition zone, and protection of critical environmental features.

If AISD sells the property, as currently proposed, and developed as a new project, the site would have to comply with current City Code (including the SOS Ordinance), which would require 15 percent impervious cover net site area, non-degradation water quality controls, no impervious cover in the water quality transition zone, and protection of critical environmental features.

All development projects, including AISD projects, requesting a development permit within the Edwards Aquifer and within the City of Austin's city limits and ETJ, must submit an Environmental Assessment (EA) to the City of Austin with their development application. In addition, a Water Pollution Abatement Plan (WPAP) with and geologic assessment is required by Texas Commission on Environmental Quality (TCEQ). An EA and WPAP typically occur after the zoning process during the site development process. The Watershed Protection Department (WPD) reviews and evaluates both the City and TCEQ-WPAP assessments. WPD staff will also complete a karst field survey at the site after reviewing the assessments to determine if any karst features were missed. If the WPD assessment indicates additional investigation is needed to evaluate a possible karst feature, then WPD staff often excavates those features to determine if a feature warrants protection as a CEF.

Any karst features not visible at the surface encountered during construction are mitigated with a void mitigation process which is reviewed by WPD and the TCEQ. The City requires that a Texas licensed professional geoscientist is present on site that during trenching activities over the Edwards Aquifer to inspect trenches for voids.

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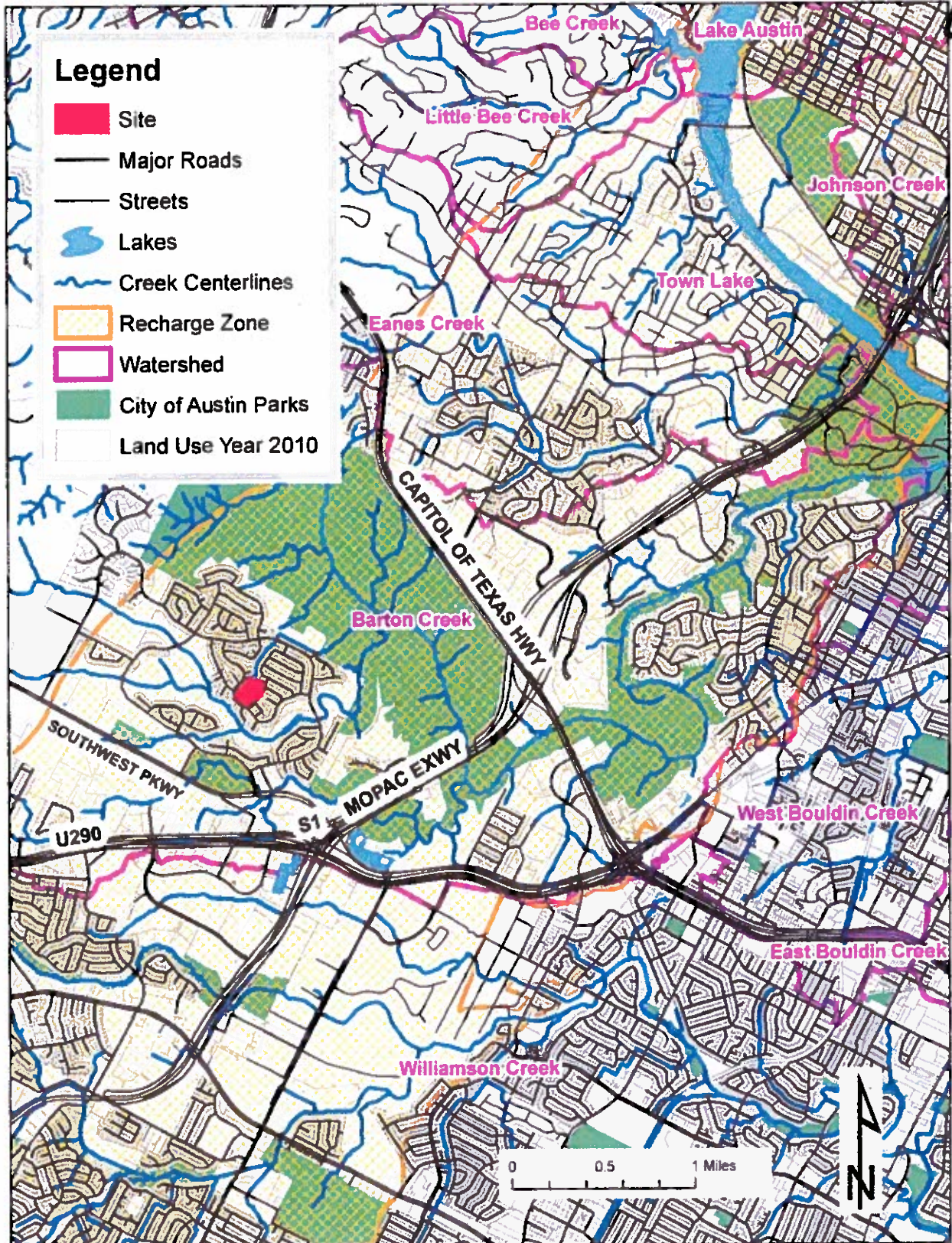
## 8.0 References

- Hauwert, Nico, David Johns, Thomas Aley, and James Sansom, 2004, Groundwater Tracing Study of the Barton Springs Segment of the Edwards Aquifer, Southern Travis and Northern Hays Counties, Texas: Report by the Barton Springs/Edwards Aquifer Conservation District and City of Austin Watershed Protection and Development Review Department. 110 p. and appendices.  
[http://www.ci.austin.tx.us/watershed/publications/files/2004maintracingreport\\_Part1.pdf](http://www.ci.austin.tx.us/watershed/publications/files/2004maintracingreport_Part1.pdf)  
<http://www.ci.austin.tx.us/watershed/publications/files/2004maintracingreportappG.pdf>
- Hauwert, Nico M., 2009, Groundwater Flow and Recharge within the Barton Springs Segment of the Edwards Aquifer, Southern Travis County and Northern Hays County, Texas: Ph.D. Diss., University of Texas at Austin, Texas. 328 p  
<http://www.ci.austin.tx.us/watershed/publications/files/FinalDissertationNH2009710.pdf>
- Small, Ted A., John A. Hanson, and Nico M. Hauwert ; 1996, (revised) Geologic Framework and Hydrogeologic Characteristics of the Edwards Aquifer Outcrop (Barton Springs Segment), Northeastern Hays and Southwestern Travis Counties, Texas; U.S. Geological Survey Water-Resources Investigations Report 96-4306, 21p, plate 1. <http://pubs.er.usgs.gov/publication/wri964306>



Figure 1: Site Location within the Barton Spring Recharge Zone

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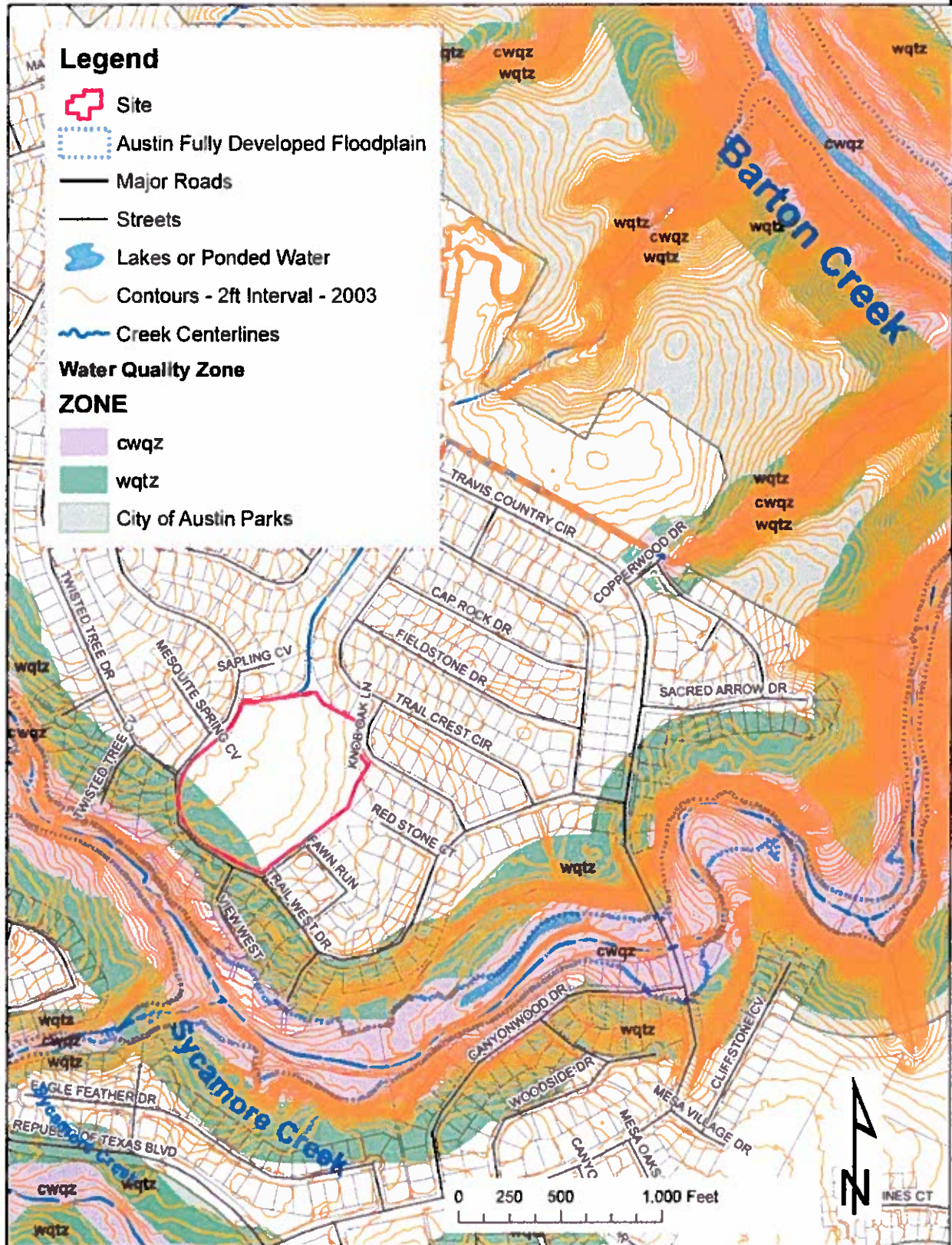


Source: City of Austin - GIS  
This map is intended for planning purposes only. All map data is preliminary and subject to confirmation



Figure 2: Site Topography and Drainage According City of Austin GIS.

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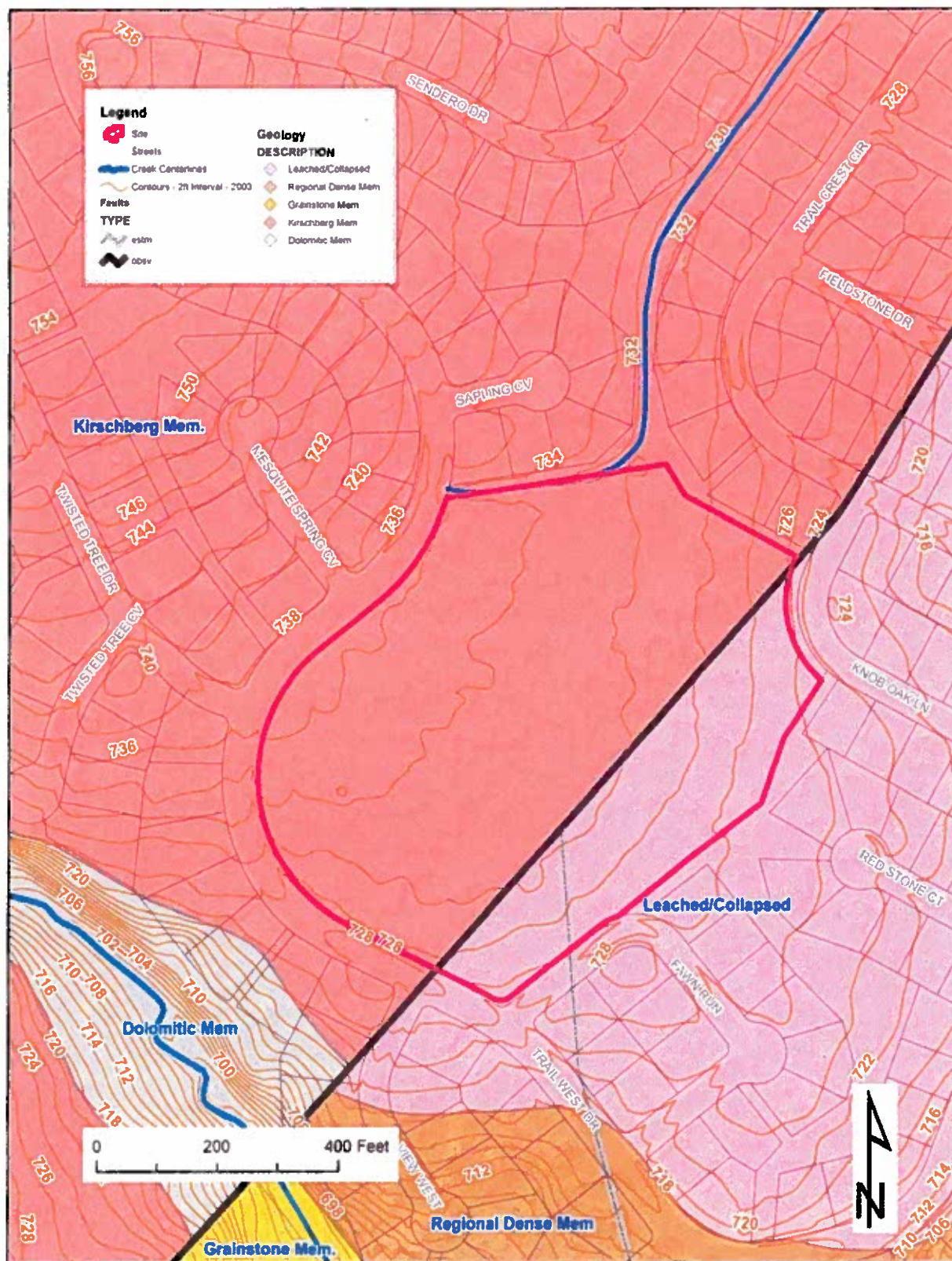


Source: City of Austin - GIS  
This map is intended for planning purposes only. All map data is preliminary and subject to confirmation



Figure 3: The Published Regional Geology – Site Geology Not Field Verified.

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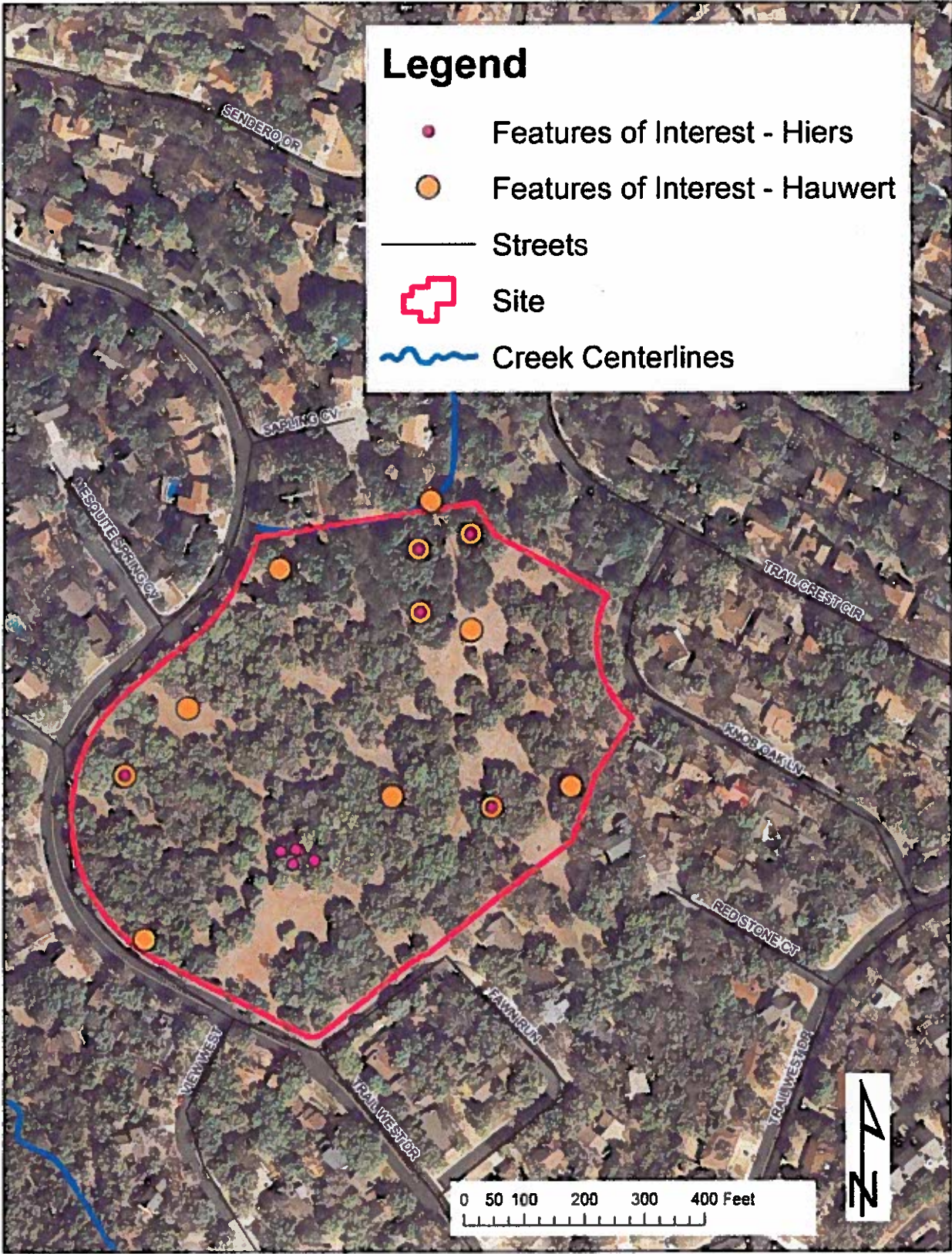


Source: City of Austin - GIS  
This map is intended for planning purposes only. All map data is preliminary and subject to confirmation



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Figure 4: Approximate Locations of Features of Interest Requiring Additional Evaluation. Formal Environmental Assessment Per City of Austin/TCEQ Requirements Has Not Been Conducted

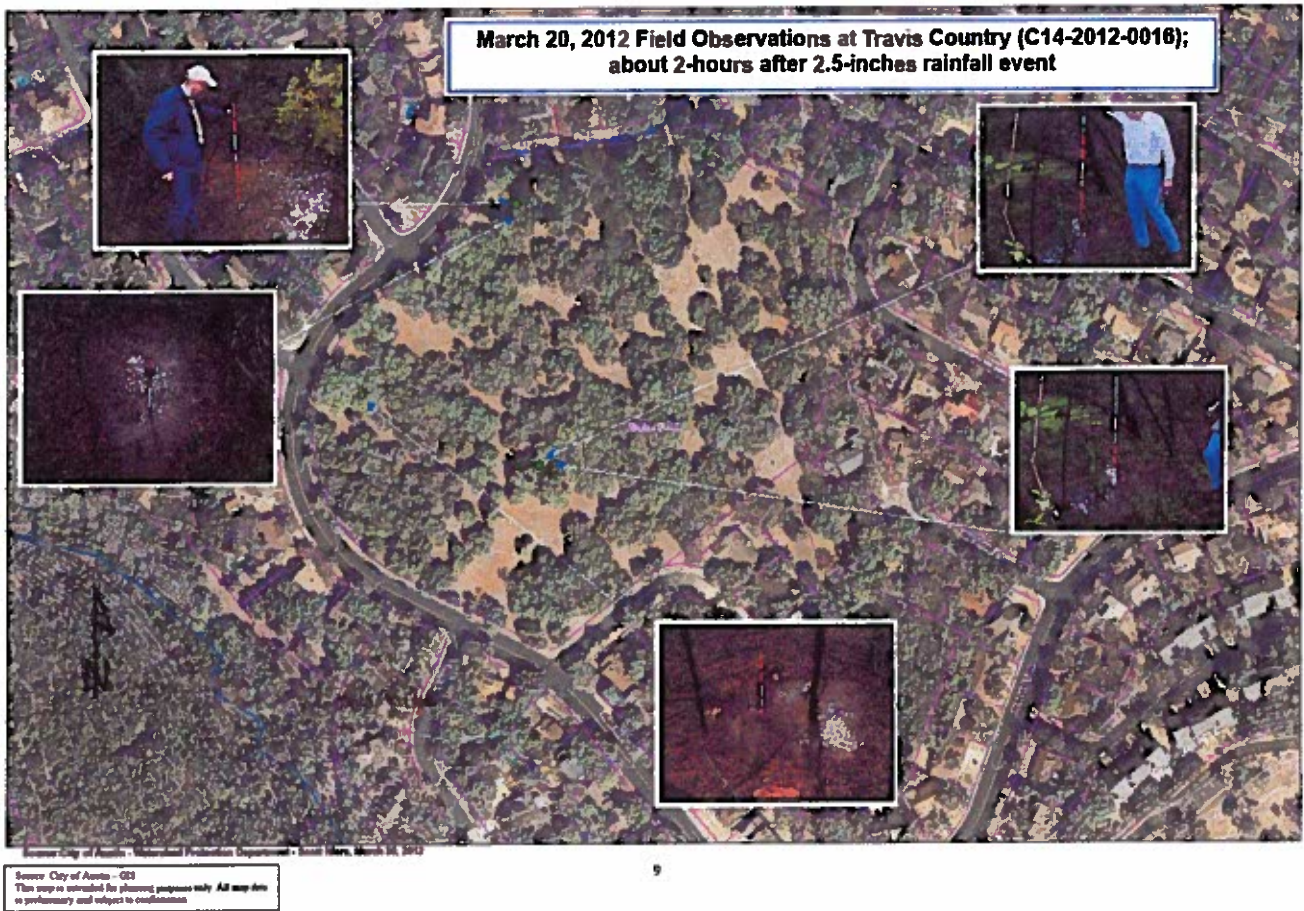


Source: City of Austin - GIS  
This map is intended for planning purposes only. All map data is preliminary and subject to confirmation



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Figure 5 - Photographs and Location of Features of Interest with Pooled Water as Observed on March 20, 2012.





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## PETITION

Case Number: **C14-2012-0016**  
**4806 1/2 TRAIL WEST DR**

Date: 4/24/2012

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Total Square Footage of Buffer:	683115.92
Percentage of Square Footage Owned by Petitioners Within Buffer:	60.70%



Calculation: The total square footage is calculated by taking the sum of the area of all TCAD Parcels with valid signatures including one-half of the adjacent right-of-way that fall within 200 feet of the subject tract. Parcels that do not fall within the 200 foot buffer are not used for calculation. When a parcel intersects the edge of the buffer, only the portion of the parcel that falls within the buffer is used. The area of the buffer does not include the subject tract.

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#	TCAD ID	Address	Owner	Signature	Petition Area	Percent
1	0402231027	4903 TRAIL WEST DR 78735	ABBOTT LINDA BELL BACA THOMAS	yes	14834.29	2.17%
2	0402231028	4901 TRAIL WEST DR 78735	WAYNE & MARGUERITE	yes	14345.48	2.10%
3	0402231551	4824 TRAIL CREST CIR 78735	BASS KENTON M BERTRAM F STEFAN & SMILJA M	no	11284.19	0.00%
4	0402231022	4503 TWISTED TREE CV 78735		yes	1232.90	0.18%
5	0402231625	4412 MESQUITE SPRING CV 78735	BEYER RICHARD R BOND DONALD G & MARY K	yes	14652.90	2.15%
6	0402231502	4907 SAPLING CV		yes	15906.59	2.33%
7	0402231613	4927 TRAIL WEST DR 78735	BONNEN SUSAN D & CLARENCE A	yes	8706.96	1.27%
8	0402231549	4820 TRAIL CREST CIR 78735	BOURLAND MICHAEL ANDREW & TRUDIE WEATHERFORD	yes	11223.15	1.64%
9	0402231024	4909 TRAIL WEST DR 78735	BURNIGHT RICHARD & JANET	yes	16673.27	2.44%
10	0402231624	4410 MESQUITE SPRING CV 78735	BUYS RONALD E & KATHRYN A L	no	7950.54	0.00%
11	0402230802	4830 TRAIL CREST CIR 78735	CARRICK DANA L	yes	3253.46	0.48%
12	0402231101	4603 VIEW WEST 78735	CASSANO MARTIN J	no	632.87	0.00%
13	0402231627	4505 TWISTED TREE DR 78735	CASTETER DON W & SUSAN L	yes	4833.65	0.71%
14	0402231205	4704 TRAIL WEST DR 78735	COKER RONALD P CRAWFORD LEE & JANICE DE MARTINO	no	8543.82	0.00%
15	0402231564	4706 RED STONE		yes	12128.39	1.78%
16	0402231565	4705 RED STONE	CRUMP JACK E	yes	11508.51	1.68%
17	0402231025	4907 TRAIL WEST DR 78735	DAUGHERTY DAVID W & KAREN S	yes	14741.06	2.16%
18	0402231201	RUN 78735	DOMUCZICZ KENNETH	no	14889.37	0.00%
19	0402231616	WEST DR 78735	DORSETT KATHERINE	yes	16172.82	2.37%

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		4813 TRAIL CREST CIR 78735	EPSTEIN MARK & PATRICIA	yes	769.01	0.11%
20	0402230715					
21	0402231578	RUN 78735	FAIN MILES	yes	10642.84	1.56%
		4403 KNOB OAK LN 78735	FARROW LINDA S	yes	5152.18	0.75%
22	0402230817					
		4822 TRAIL CREST CIR 78735	FLYNN JAMES J	yes	10786.99	1.58%
23	0402231550					
24	0402231617	SPRING CV	GALVAN JERRY J	no	3886.83	0.00%
		4505 TWISTED TREE CV 78735	GARCIA SYLVIA & JOSEPH	yes	522.42	0.08%
25	0402231021					
		4601 VIEW WEST 78735	GROSS JOHNNY	no	6789.40	0.00%
26	0402231102					
27	0402230801	CREST CIR	ERIKA	yes	14603.12	2.14%
		4900 SAPLING CV	ILGENSTEIN KERRY A & PATRICIA	yes	2462.22	0.36%
28	0402231506					
		4507 TWISTED TREE DR 78735	JECHOW MADISON D & DEENA L PER DEENA L PERKINS	yes	16586.52	2.43%
29	0402231626					
		4705 TRAIL WEST DR 78735	JENSON CAROL ANN & DANA KRISTE DANA KRISTEN STRIPLING	no	6093.46	0.00%
30	0402231105					
		4905 TRAIL WEST DR 78735	JEWELL TRUST	no	14848.75	0.00%
31	0402231026					
		4819 TRAIL CREST CIR 78735	JOHNSON JAMES L & JACQUELINE Z	yes	3426.90	0.50%
32	0402230712					
		4300 KNOB OAK LN 78735	KELM WALLACE F & HELEN M	yes	15326.83	2.24%
33	0402231552					
		4303 KNOB OAK LN 78735	KOZUH KAREL F	yes	14646.39	2.14%
34	0402230819					
		4818 TRAIL CREST CIR 78735	LAUREL A DAVID	yes	2956.92	0.43%
35	0402231548					
		4401 KNOB OAK LN 78735	LONSETH WAYNE F	yes	10752.09	1.57%
36	0402230818					
		4805 TRAIL WEST DR 78735	LOPES GARY L	yes	14193.20	2.08%
37	0402231029					
		4500 VIEW WEST 78735	MATTHEWS OSCAR DAVID & RITA H RITA HAMMERICH	no	17939.15	0.00%
38	0402231001					
		4901 SAPLING CV 78735	MCCLENDON SUSAN MARIE	yes	10950.42	1.60%
39	0402231505					
		4928 TRAIL WEST DR 78735	MONTEITH KAREN L & LEONARD O & LEONARD O & EMMA R ANDERSON	yes	7233.64	1.06%
40	0402231508					

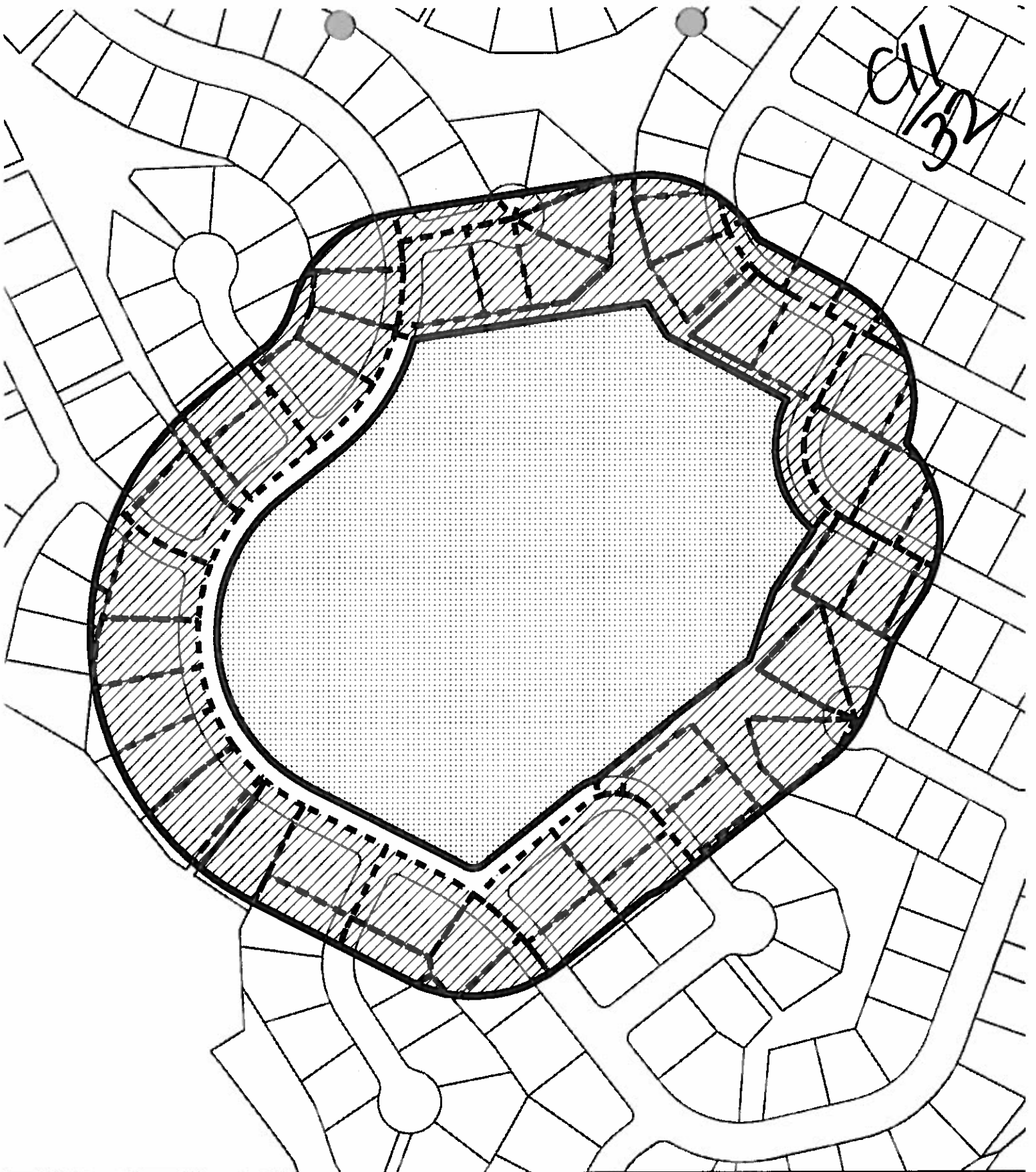
C11/30

41	<u>0402231023</u>	<u>4501 TWISTED TREE CV 78735</u>	<u>PAC ROBERT &amp; JENNIFER JO BOUCK PINKSTON RUSSELL F &amp; MARGOT BO MARGOT BOOTH</u>	<u>yes</u>	<u>3622.49</u>	<u>0.56%</u>
42	<u>0402231002</u>	<u>4502 VIEW WEST 78735</u>	<u>SCHILLER EDWIN J &amp; JOY M TRUSTEES OF THE SCHILLER FAMILY LIVING TRUST 4-13- 1992</u>	<u>yes</u>	<u>7285.42</u>	<u>1.07%</u>
43	<u>0402231206</u>	<u>4706 TRAIL WEST DR 78735</u>	<u>SHERIDAN LAURA &amp; GABRIEL ESTRA GABRIEL ESTRADA</u>	<u>yes</u>	<u>16453.64</u>	<u>2.41%</u>
44	<u>0402231553</u>	<u>4400 KNOB OAK LN 78735</u>	<u>GABRIEL ESTRA GABRIEL ESTRADA</u>	<u>yes</u>	<u>9901.05</u>	<u>1.45%</u>
45	<u>0402231618</u>	<u>4403 MESQUITE SPRING CV 78735</u>	<u>SIMAR PAUL M &amp; CYNTHIA L Y SIM</u>	<u>no</u>	<u>135.75</u>	<u>0.00%</u>
46	<u>0402231202</u>	<u>4713 FAWN RUN 78735</u>	<u>SIROCKMAN JAMES D</u>	<u>yes</u>	<u>8974.75</u>	<u>1.31%</u>
47	<u>0402231104</u>	<u>4707 TRAIL WEST DR 78735</u>	<u>SPIRIDONOV MISHA SUTTON CLARENCE N III &amp; LISA W</u>	<u>no</u>	<u>12063.64</u>	<u>0.00%</u>
48	<u>0402231504</u>	<u>4903 SAPLING CV</u>	<u>SUTTON CLARENCE N III &amp; LISA W</u>	<u>yes</u>	<u>10870.42</u>	<u>1.59%</u>
49	<u>0402231533</u>	<u>4160 TRAVIS COUNTRY CIR 78735</u>	<u>TRAVIS COUNTRY COMMUNITY SERVICE ASSOC % GOODWIN MANAGEMENT INC</u>	<u>no</u>	<u>37145.83</u>	<u>0.00%</u>
50	<u>0402231641</u>	<u>4501 TWISTED TREE DR 78735</u>	<u>TRAVIS COUNTRY COMMUNITY SERVICE ASSOC % GOODWIN MANAGEMENT INC</u>	<u>no</u>	<u>4996.45</u>	<u>0.00%</u>
51	<u>0407270602</u>	<u>4902 REPUBLIC OF TEXAS BLVD 78735</u>	<u>TRAVIS COUNTRY COMMUNITY SERVICE ASSOC % GOODWIN MANAGEMENT INC</u>	<u>no</u>	<u>2424.96</u>	<u>0.00%</u>
52	<u>0402231580</u>	<u>TRAIL WEST DR 78735</u>	<u>TRAVIS COUNTRY COMMUNITY SERVICE ASSOC % GOODWIN MANAGEMENT INC</u>	<u>no</u>	<u>34979.33</u>	<u>0.00%</u>
53	<u>0402231563</u>	<u>4704 RED STONE 78735</u>	<u>TYLER AMELIA R &amp; CHRISTOPHER PAUL TYLER</u>	<u>yes</u>	<u>9316.05</u>	<u>1.36%</u>
54	<u>0402231503</u>	<u>4905 SAPLING CV</u>	<u>VASSBERG ALAN H VICKERS CHARLES E &amp; AMY E DONA AMY E DONALDSON</u>	<u>no</u>	<u>10571.16</u>	<u>0.00%</u>
55	<u>0402230711</u>	<u>4821 TRAIL CREST CIR 78735</u>	<u>VICKERS CHARLES E &amp; AMY E DONA AMY E DONALDSON</u>	<u>yes</u>	<u>1525.45</u>	<u>0.22%</u>



			WELLMAN MICHAEL J & THERESA A			31
56	0402231615	4923 TRAIL WEST DR 78735	THERESA A RUTZ WEST LARRY R & ELIZABETH A	yes	10280.53	1.50%
57	0402231555	4404 KNOB OAK LN 78735	ELIZABETH A WEST	yes	3093.56	0.45%
58	0402231614	4925 TRAIL WEST DR 78735	WILCOX CYNTHIA B	yes	10440.80	1.53%
59	0402231554	4402 KNOB OAK LN 78735	WILLIAMS LAWRENCE A	yes	10439.80	1.53%
60	0402231566	4703 RED STONE	WRIGHT DIANE J	yes	747.80	0.11%
61	0402231577	4710 FAWN RUN 78735	YOVICH ROBERT G & MONICA S	yes	1445.37	0.21%
62	0402230713	4817 TRAIL CREST CIR 78735	ZAPATA ANDREA R	yes	4097.98	0.60%
63	0402230714	4815 TRAIL CREST CIR 78735	ZIEGLER LEIGH P	yes	4911.95	0.72%
64	0402231103	4501 VIEW WEST 78735	ZUMBERGE KYLE R & ROBIN M	no	18004.71	0.00%
65	0402231579	4800		no	11703.49	0.00%
						Total %
						60.70%

C14-32



N



SUBJECT\_TRACT

PROPERTY\_OWNER

BUFFER

PETITION

CASE#: C14-2012-0016



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

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Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-2012-0016

Contact: Stephen Rye, (512) 974-7604

Public Hearing: Mar 13, 2012, Planning Commission

April 5, 2012, City Council

DIANE WRIGHT

Your Name (please print)

4703 RED STONE CT

Your address(es) affected by this application

Diane Wright

Signature

892-3354

Daytime Telephone:

Date

3/12/12

Comments:

The 12.5 acre tract was intended for a school. Because the neighborhood is so dense, it is not appropriate for building houses. Also it is over the Edward's Aquifer, in the Barton Springs runoff area, and is a natural prairie in the city. Our beautiful city needs open areas like this one.

If you use this form to comment, it may be returned to:

City of Austin

Planning & Development Review Department

Stephen Rye

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C14-2012-0016

Contact: Stephen Rye, (512) 974-7604

Public Hearing: Mar 13, 2012, Planning Commission

April 5, 2012, City Council

Catherine Weggoner  
Your Name (please print)

☐ I am in favor  
☒ I object

4602 View West Austin TX 78735

Your address(es) affected by this application

[Signature] 2/4/12  
Signature Date

Daytime Telephone: 512-627-6588

Comments: This land is still owned by  
ALSD and should stay P-NP  
until it is owned by someone else.  
The decision to rezone at this time is premature.  
An environmental study needs to be performed  
to evaluate what type of building and  
density would be appropriate for this  
lot.

If you use this form to comment, it may be returned to:

City of Austin

Planning & Development Review Department

Stephen Rye

P. O. Box 1088

Austin, TX 78767-8810

C14  
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Case Number: C14-2012-0016

Contact: Stephen Rye, (512) 974-7604

Public Hearing: Mar 13, 2012, Planning Commission

April 5, 2012, City Council

Susan L. Casteter  
Your Name (please print)

☐ I am in favor  
☒ I object

4503 Twisted Tree Dr.  
Your address(es) affected by this application

Susan L. Casteter  
Signature

3-10-12  
Date

Daytime Telephone: 512-892-2294

Comments:

If you use this form to comment, it may be returned to:

City of Austin  
Planning & Development Review Department  
Stephen Rye  
P. O. Box 1088  
Austin, TX 78767-8810

*CI 3/13/12*



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Case Number: C14-2012-0016  
Contact: Stephen Rye, (512) 974-7604  
Public Hearing: Mar 13, 2012, Planning Commission  
April 5, 2012, City Council

RONALD COKER  
Your Name (please print)

<input checked="" type="checkbox"/> am in favor
<input type="checkbox"/> object

4704 TRAIL WEST DR  
Your address(es) affected by this application

Ronald Coker  
Signature

3/4/12  
Date

Daytime Telephone: 409-632-0900

Comments: \_\_\_\_\_

If you use this form to comment, it may be returned to:

City of Austin  
Planning & Development Review Department  
Stephen Rye  
P. O. Box 1088  
Austin, TX 78767-8810

*Handwritten initials: CR*

## PUBLIC HEARING INFORMATION

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Case Number: C14-2011-0085

Contact: Clark Patterson, (512) 974-7691

Public Hearing: Jan 10, 2012, Planning Commission

Nellie P. Spaede  
Your Name (please print)

☐ I am in favor  
☒ I object

3907 Grayson Lane  
Your address(es) affected by this application

Nellie P. Spaede 3-12-12  
Signature Date

Daytime Telephone: 512 472-4795

Comments:

If you use this form to comment, it may be returned to:

City of Austin

Planning & Development Review Department

Clark Patterson

P. O. Box 1088

Austin, TX 78767-8810

CL  
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## PUBLIC HEARING INFORMATION

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Case Number: C14-2012-0016

Contact: Stephen Rye, (512) 974-7604

Public Hearing: Mar 13, 2012, Planning Commission

April 5, 2012, City Council

CAROL A. DEBESHI

Your Name (please print)

4311 SENDERO DR. A.JX. 78735

Your address(es) affected by this application

[Signature]

Signature

Date

Daytime Telephone: 512-322-6264

Comments:

I trust Misha to do what is best for the land to make it look a part of our present HOA. He will not overbuild it. He plans to add 12 houses to our HOA. That will provide HOA monthly dues to the HOA, property taxes to the COA, and an improvement in the property that Travis Country will be proud of. He also plans to leave about 7 acres of it as a greenbelt. Misha lives across the street from the property. He has a real interest in making the property look nice. There will be no "ball fields" there. I do not believe the 12 houses will adversely affect traffic. He does not plan to put in any more roads.

If you use this form to comment, it may be returned to:

City of Austin

Planning & Development Review Department

Stephen Rye

P.O. Box 1088

Austin, TX 78767-8810

C11  
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Case Number: C14-2012-0016

Contact: Stephen Rye, (512) 974-7604

Public Hearing: Mar 13, 2012, Planning Commission

April 5, 2012, City Council

*RICHARD RYER*

Your Name (please print)

☐ I am in favor  
☒ I object

*4412 Mesquite Spring Cove Austin, TX 78735*

Your address(es) affected by this application

*Richard Rye*

Signature

Date

Daytime Telephone: *512 892-2675*

Comments:

If you use this form to comment, it may be returned to:

City of Austin

Planning & Development Review Department

Stephen Rye

P. O. Box 1088

Austin, TX 78767-8810

*C11  
39*